

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <b>TODD A. FREALLY (SBN 198780)</b> <b>ROBINSON, DIAMANT &amp; WOLKOWITZ, APC</b> 1888 Century Park East, Suite 1500 Los Angeles, CA 90067  (310) 277-7400 (310) 277-7584	FOR COURT USE ONLY  <div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>FILED</b>   <b>APR 10 2006</b>   <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: <b>CHARLES LOUIS HELZER</b>          <div style="text-align: right;">Debtor(s).</div>	CASE NO.:  <b>LA 05-32470 AA</b>

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> May 3, 2006	<b>Time:</b> 10:30 a.m.
<b>Location:</b> Roybal Federal Building; 255 E. Temple St., Los Angeles, CA 90012 - Courtroom 1375	

Type of Sale:    ☒ Public:    ☐ Private:    Last date to file objections: April 18, 2006

Description of Property to be Sold: 2128 Potrero Avenue South, El Monte, CA; Assessors Parcel Number:  
8102-017-001

Terms and Conditions of Sale: The property is being sold "as-is" "where-is" without any warranties or representations by the Trustee. All the terms of the proposed sale and the proposed overbid procedures are subject to Bankruptcy Court approval. All bidders must stipulate to be bound by the same terms as the proposed purchaser.

Proposed Sale Price: \$525,000

Overbid Procedure (If Any): The Trustee will seek additional Bankruptcy Court approval of: (1) a minimum overbid amount of \$1,000 with additional bids of \$1,000 increments, (2) overbidders must submit cashiers check in the amount of \$52,600 made payable to "Heide Kurtz, Chapter 7 Trustee".

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

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Date: April 7, 2006